

# **PLANNING BOARD MINUTES**

**September 12, 2012**

**Town Council Chambers**

**Board members present:**

**Jan Eckhart, Chairman    Ron Wolanski, Town Planner**

**Richard Adams, Vice Chairman    Frank Holbrook, Assistant Town Solicitor**

**Audrey Rearick**

**Gladys Lavine**

**Pete Marnane**

**Charlene Rose-Cirillo**

**Betty Jane Owen**

**The meeting was called to order at 6:30 pm.**

**1. Approval of the minutes of the August 6, 2012 special Planning Board meeting, and the August 8, 2012 regular Planning Board meeting.**

**Ms. Owen requested a revision to the August 6, 2012 minutes to reflect discussion of the public hearing notice requirements.**

**Motion by Ms. Rearick, seconded by Ms. Cirillo, to revised the draft minutes. Vote: 7-0-0.**

**Motion by Ms. Rearick, seconded by Ms. Cirillo, to approve the minutes as revised. Vote: 7-0-0.**

**Motion by Ms. Rearick, seconded by Ms. Owen, to approve the minutes of the August 8, 2012 regular Planning Board meeting. Vote: 7-0-0.**

## **2. Correspondence**

**o Copy of letter dated August 9, 2012 from Peter Gallipeau to Zoning Official Jack Kane regarding the Zoning Ordinance definition of Developable Land Area. Motion by Mr. Marnane, seconded by Ms. Owen, to receive the communication. Vote: 7-0-0.**

**o Copy of letter dated August 24, 2012 from Zoning Official Jack Kane to Peter Gallipeau regarding the Zoning Ordinance definition of Developable Land Area. Motion by Ms. Cirillo, seconded by Ms. Rearick, to receive the communication. Vote: 7-0-0.**

## **Old Business**

**3. Public Hearing – Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for Preliminary Plan Approval.**

**Mr. Holbrook recused himself from discussion of this item.**

**Mr. Eckhart stated that the applicant has requested a continuance as his attorney was unable to attend the meeting.**

**Motion by Ms. Rearick, seconded by Ms. Owen, to continue the matter to the October 10, 2012 Planning Board meeting at 6:30pm. Vote: 7-0-0.**

**4. Discussion of proposed amendments to Article 3 of the Zoning Ordinance, and Article 10 of the Rules and Regulations Regarding the Subdivision and Development of Land relative to the Development Plan Review process.**

**Mr. Wolanski stated that he is continuing to work with the Town Solicitor's office to draft proposed amendments to revise the DPR process. The latest draft will be provided for the October Planning Board meeting.**

**Motion by Ms. Owen, seconded by Ms. Rearick, to continue the matter to the October 10, 2012 Planning Board meeting. Vote: 7-0-0.**

**5. Update on Comprehensive Community Plan 5-year update process.**

**Mr. Adams stated that work on the draft updates continues.**

**6. Update on activities of the Aquidneck Island Planning Commission.**

**Mr. Adams updated the Board on the ongoing efforts of the AIPC, including the potential reorganization.**

#### **New Business**

**7. John C. Erickson, Jr. & Geralyn A Erickson Revocable Trust, Request for Development Plan Review for proposed construction of a new commercial building at 845 Aquidneck Ave., Plat 114, Lot 132.**

**There was no one present to represent the applicant.**

**Mr. Eckhart described the application and indicated a desire to have the Technical Review Committee review the proposal.**

**Motion by Ms. Rearick, seconded by Ms. Cirillo, forward the application to the TRC for review and to continue the matter to the October 10, 2012 Planning Board meeting. Vote: 7-0-0.**

**8. CVDDII, LLC, Petition to amend the Middletown Comprehensive Community Plan, to change the designation on the Future Land Use Plan, Figure 7, for property at 1747 West Main Rd., and identified as Plat 111, Lot 9A, from Industrial to High Density Residential (Requires an advertised public hearing prior to Planning Board action).**

**There was no one present to represent the petitioner.**

**Mr. Eckhart summarized the proposal. He stated that since the town is in the process of drafting a new Comprehensive Plan, the advice of the Comprehensive Plan Update Committee should be sought. He recommended that the matter be referred to that committee for informal review and comment.**

**There was discussion of the need for a better understanding of the potential impacts on the town of different types of development. There was also a desire to get an inventory industrial land in Middletown. By consensus the Board requested that the Planning Department compile this information.**

**Motion by Ms. Owen, seconded by Ms. Rearick, to refer the matter to the Comprehensive Plan Update Committee for review and comment, and to continue the matter to the October 10, 2012 Planning Board meeting. Vote: 7-0-0.**

**9. CVDDII, LLC, Request of the Town Council for a recommendation on a petition to amend the Middletown Zoning Ordinance, to change the zoning designation for property at 1747 West Main Rd., and identified as Plat 111, Lot 9A, from light industrial, traffic sensitive (LIA) to Residential, R-10.**

**Mr. Eckhart stated that the Board should await consideration of the comprehensive plan amendment before considering the zoning amendment request.**

**Motion by Ms. Owen, seconded by Ms. Rearick, to continue the matter to the October 10, 2012 Planning Board meeting. Vote: 7-0-0.**

**10. Request of the Town Council for Planning Board appointment to**

**serve on the Beach Facility Advisory Committee.**

**Motion by Mr. Eckhart, seconded by Ms. Rearick, to recommend appointment of Ms. Cirillo as the Board's representative, and Mr. Marnane to serve as alternate. Vote: 7-0-0.**

**Motion by Ms. Owen, seconded by Ms. Rearick to adjourn. Vote: 7-0-0**

**The meeting adjourned at 7:15 pm**

**Respectfully submitted:**

**Ronald M. Wolanski**

**Town Planner**